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Moorbrooke, Hartshill
Nuneaton CV10 0QQ
£175,000

Freehold - North Warwickshire Borough Council Band: B - EPC: C

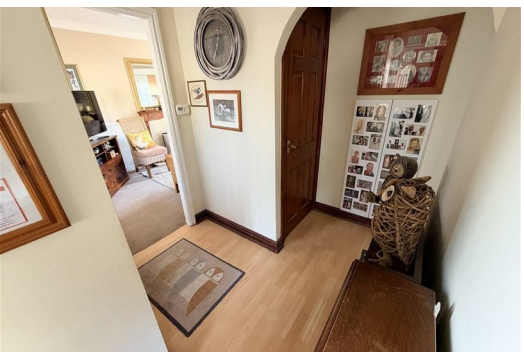
Nestled in the charming area of Moorbrooke, Hartshill, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious entrance hall that leads to a cosy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The bungalow features a well-appointed shower room, ensuring all your essential needs are met. The easy-to-maintain rear garden provides a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

For those with a vehicle, the property includes parking, adding to the convenience of this lovely home.

Viewing of this property is strictly by prior appointment, allowing you the opportunity to fully appreciate all that this charming bungalow has to offer. Don't miss the chance to make this delightful residence your own in the sought-after location of Moorbrooke, Hartshill.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
5'3" x 5'10" (1.61m x 1.78m)
Obscure sealed unit double glazed window to side, radiator, wooden laminate flooring, door to Storage cupboard, doors to:

Lounge
15'7" x 9'1" (4.75m x 2.78m)
Double glazed bay window to front, double radiator, telephone point, TV point, dado rail, coving to textured ceiling, double glazed patio door to garden, sliding door, door to:

Fitted Kitchen
8'6" x 5'10" (2.60m x 1.78m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, electric fan assisted oven, four ring gas hob with pull out extractor hood over, sealed unit double glazed window to rear, radiator, textured ceiling, door to:

Bedroom
9'1" x 7'0" (2.78m x 2.13m)
Sealed unit double glazed window to rear, access to loft space, radiator and textured ceiling

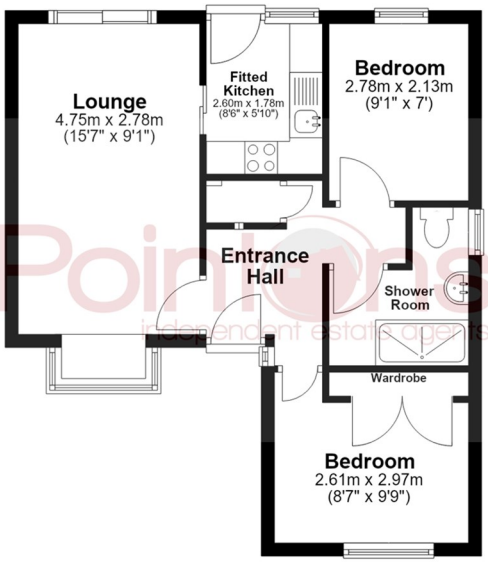
Bedroom
8'7" x 9'9" (2.61m x 2.97m)
Sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes and matching bridging unit, bedside cabinets, corner display and radiator.

Shower Room
7'11" x 7'0" (2.42m x 2.13m)
Fitted with three piece suite with comprising, double shower enclosure, pedestal wash hand basin, low-level WC and extractor fan tiled splashbacks, obscure sealed unit double glazed window to side, radiator, wooden laminate flooring and textured ceiling.

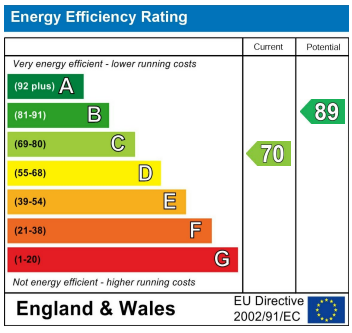
Outside
To the rear of the property is of easy maintenance paviours and shrub borders, shed and side pedestrian access. To the front is driveway with path leading to entrance.

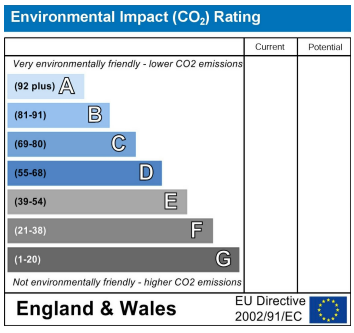
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire Borough Council and is band B

Ground Floor
Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 43.5 sq. metres (468.6 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com